

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)
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Mortgage LLC, as Separate Trustee for GDBT I Trust
2011-1
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IN RE:

Awni Abuhadba

Debtor(s)



Order Filed on December 12, 2017
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No. 17-29499

Hearing Date: December 7, 2017 at 10:00

AM

Judge: Hon. Vincent F. Papalia

Chapter: 13

**ORDER GRANTING RELIEF FROM THE
AUTOMATIC STAY REGARDING REAL PROPERTY**

The relief set forth on the following page is hereby **ORDERED**.

DATED: December 12, 2017



Honorable Vincent F. Papalia
United States Bankruptcy Judge

Upon the motion of Fay Servicing LLC as servicer for Goshen Mortgage LLC, as Separate Trustee for GDBT I Trust 2011-1, for vacatur of the automatic stay under 11 U.S.C. § 362(d)(1), in rem relief under 11 U.S.C. § 362(d)(4)(A), and waiver of the stay provision under Fed. R. Bankr. Pr. 4001(a)(3) as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated, in rem relief is granted, and the 14-day stay after entry of this Order is waived to permit the movant to immediately institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real property more fully described as: 18 Sunrise Drive, Wayne, New Jersey 07470

☐ Personal property more fully described as: N/A

It is further **ORDERED** that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversation to any other chapter of the Bankruptcy Code; and it is further

ORDERED, that the stay afforded by 11 U.S.C. §362(a) be, and is hereby, modified to permit Fay Servicing LLC, as servicer for Goshen Mortgage LLC, as Separate Trustee for GDBT I Trust 2011-1, its successors and/or assigns, to pursue its rights under applicable state law with respect to the premises located at 18 Sunrise Drive, Wayne, New Jersey 07470; and it is further

ORDERED, that the instant order is binding in the event of a conversion; and it is further

ORDERED, that the trustee be informed of any surplus monies resulting from the sale of the collateral.

ORDERED, that the movant shall serve this order on the debtor, any trustee, and any other party who entered an appearance on the motion.

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New Jersey

In re:
Awni Abuhadba
Debtor

Case No. 17-29499-VFP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Dec 13, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 15, 2017.

db +Awni Abuhadba, 18 Sunrise Drive, Wayne, NJ 07470-4230

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 15, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 13, 2017 at the address(es) listed below:

Adam Jason Friedman on behalf of Creditor Fay Servicing LLC bankruptcy@friedmanvartolo.com
David L. Stevens on behalf of Debtor Awni Abuhadba dstevens@scuramealey.com,
cbalala@scuramealey.com/ecfbkfilings@scuramealey.com/dsklar@scuramealey.com/ascolavino@scuramealey.com/dmedina@scura.com
Laura M. Egerman on behalf of Creditor U.S. Bank Trust N.A. bkyecf@rasflaw.com,
bkyecf@rasflaw.com/legerman@rasnj.com
Laura M. Egerman on behalf of Creditor Goshen Mortgage LLC, as Separate trustee for GDBT I
Trust 2011-1 bkyecf@rasflaw.com, bkyecf@rasflaw.com/legerman@rasnj.com
Marie-Ann Greenberg magecf@magtrustee.com
Rebecca Ann Solarz on behalf of Creditor Goshen Mortgage LLC, as Separate trustee for GDBT I
Trust 2011-1 rsolarz@kmlawgroup.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7